

CITY OF MESA

MINUTES OF THE PLANNING HEARING OFFICER

Held in the City of Mesa Planning Division Conference Room
20 East Main Street, Suite 130
Date September 4, 2008 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Dorothy Chimel
Mia Lozano-Helland
Maria Salaiz

OTHERS PRESENT

Steve Doss
Steve Meyer
Ray Love
Kay Bigelow
Jerome Stehly
W. James Cullumber
Jim Griffin
Mark Reeb
Joe Reilly

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the August 14, 2008, hearing as submitted.

Before adjournment at 1:50 p.m., action was taken on the following items:

Zoning Case: Z08-57

Preliminary Plat: Preliminary Plat Reilly Aviation Hangars Phase II

The public hearing was recorded on Flash Card one and track titled PHO 9.4.08.

MINUTES OF THE SEPTEMBER 4, 2008 PLANNING HEARING OFFICER HEARING

Item: **Z08-57 (District 6)** 6447 South Mountain Road. Located north and east of Pecos and Mountain Roads. (13± acres) Rezone from M-2 and AG to M-2 and Site Plan Review. This case will allow development of a truck maintenance and operations facility. Jerome Stehly, owner; Steve Doss, Allied waste transportation, Inc., applicant.

Comments: Dorothy Chimel, Principal Planner, stated this request is to rezone and review the site plan of a flag-shaped parcel in order to develop a truck maintenance facility. The operations are in concert with the surrounding development and the General Plan Land Use designation of General Industrial. The site plan has been reviewed by the various divisions and departments to ensure that development standards are met. The applicant has reviewed the staff report and there are no outstanding issues. Staff is recommending approval with conditions.

Mr. Doss, the applicant, addressed the Hearing Officer, ensured that the Prop 207 waiver was signed and ready to submit to the City, and that he was in agreement with the staff report and conditions. He also introduced the property owner, Mr. Stehly who informed the hearing officer that the future proposal for the land fronting Mountain Road would likely be 5 acre industrial lots.

Mr. Reeb, property owner of lands to the east of the subject site spoke and informed the audience that he was supportive of the request and had been in dialogue with the engineer of the site to ensure that the design to accommodate off site flows was coordinated with the design in place on Mr. Reeb's property. The engineer, Jim Griffin was in attendance and guaranteed that the design would be coordinated.

Mr. Petrie asked whether mechanical equipment was to be on the container building in order to determine whether screening was included in the design of the building. In response, the owner replied that there was to be no roof mounted mechanical equipment. Mr. Petrie also inquired about an existing sign along Mountain Road which needed repair. The owner and Mr. Doss both confirmed that the sign would be repaired and improved.

Mr. Cullumber, broker, provided staff with information about the highway easement at the east side of the subject site. That documentation was subsequently delivered to the Real Estate Services Department.

PHO Petrie stated he was glad to see this land developed in concert with the General Plan and that the existing sign would be improved and repaired.

The Planning Hearing Officer **recommended approval** of zoning case Z08-57 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, or lot coverage
2. Compliance with all City development codes and regulations.
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
4. Review and approval of a Special Use Permit for the fueling station.

Reason for Recommendation: The Hearing Officer noted that this proposal adhered to the goals of the General Plan.

* * * * *

Note: *CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.*

MINUTES OF THE SEPTEMBER 4, 2008 PLANNING HEARING OFFICER HEARING

Item: **“Reilly Aviation Hangars Phase II”** (District 5) The 4500-4700 blocks fo East Mallory circle. Located east of Greenfield Road and north of McKellips Road. (4± acres). This request is for land division with 32 condominium lots. City of Mesa, owner; F. Joseph Reilly, applicant.

Comments: Mia Lozano-Helland, stated that this request is for a preliminary plat only, for individual condominium lots within a hangar facility at Falcon Field Airport. The design had been approved by the Design Review Board the preceding evening on the consent agenda. The General Plan designation is Mixed Use Employment and the airport director had reviewed and approved the request. She added that staff supports the request with four conditions and recommends moving forward to the next step, which is the Subdivision Technical Review Committee process.

PHO Petrie commented on the proposal which would serve to continue the hangar design that was approved for Falcon Field. He supported the ADA compliant design and asked about the access to the site.

The Planning Hearing Officer **approved** the preliminary plat for “Reilly Aviation Hangars Phase II” conditioned upon:

1. Compliance with all requirements of Design Review Board.
2. Compliance with the basic layout as shown on the preliminary plat.
3. Compliance with all City development codes.
4. Compliance with all requirements of the Subdivision Regulations.

* * * * *

Note: *CD’s of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.*

Respectfully submitted,

John Wesley, Secretary
Planning Director

DC:
I:\PHO\PHO 08\minutes\09-4-08.doc